

CHESTNUT HILL SQUARE

Boylston Street □ Newton, MA

NewEngland
DEVELOPMENT
One Wells Avenue Newton, Massachusetts

Introduction

History of New England Development

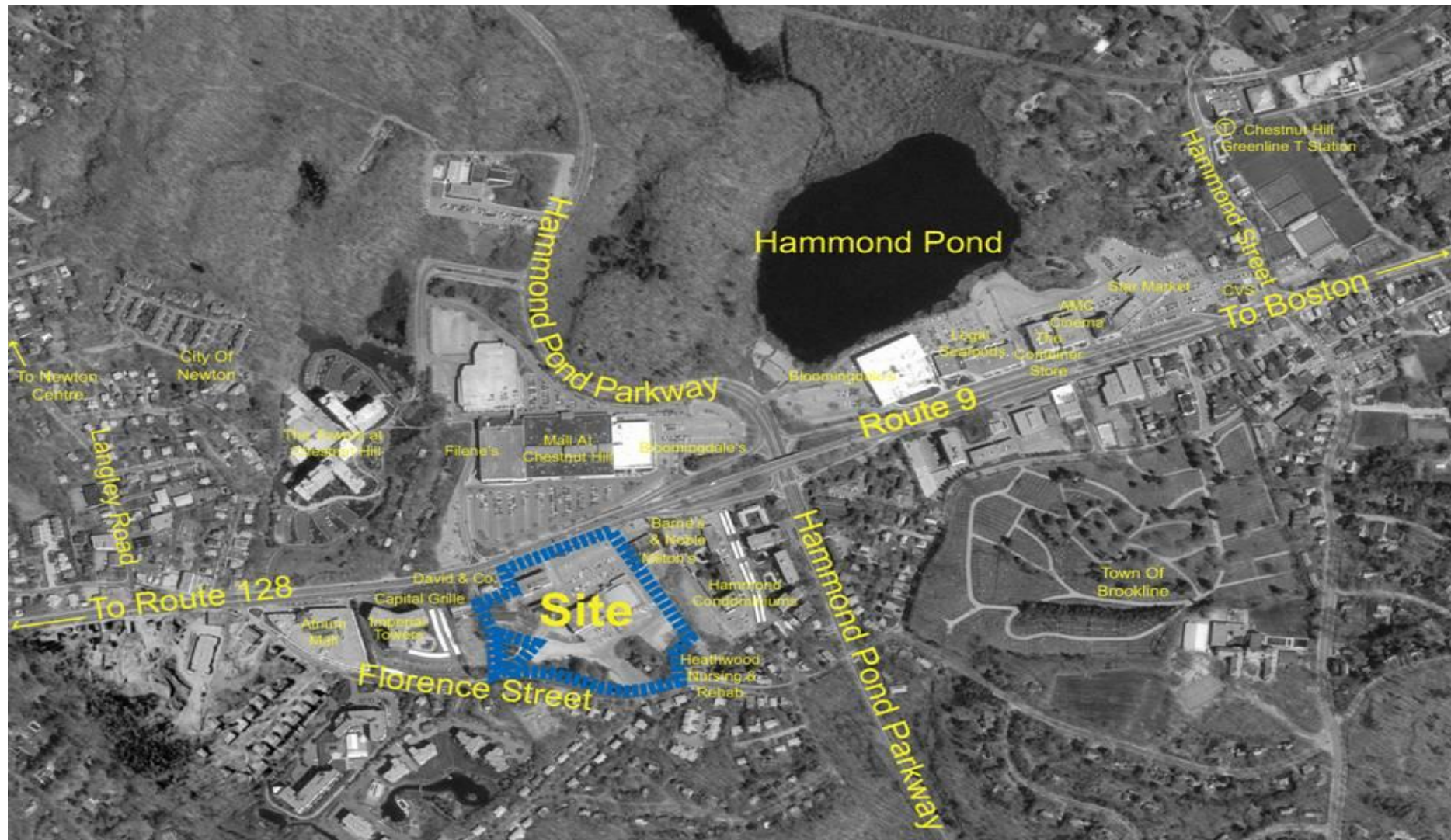
- Over 40 years experience developing first-class retail and commercial space, including award winning mixed-use projects
- Newton-based firm (since 1972) with track record of working with communities in which we do business.
- Developed Wells Avenue office park

Representative Projects

- Wells Avenue office park,
Newton, MA
- CambridgeSide
Cambridge, MA
- Pier 4
Boston, MA
- Wisconsin Place
Chevy Chase, MD



Aerial



Existing Conditions



Existing Conditions Photos



VIEW BEHIND OMNI FOODS SUPERMARKET



OMNI FOODS



220 BOYLSTON STREET



VIEW FROM CHESTNUT HILL MALL - FACING SOUTH

Existing Conditions Photos



VIEW OF ASPHALT BERM BEHIND OMNI FOODS SUPERMARKET



VIEW OF VACANT BUILDINGS - FACING NORTH



OMNI FOODS SUPERMARKET



VIEW OF ASPHALT BERM AND WEST ELEVATION OF OMNI FOODS

Previously Proposed Site Plan



Previous Development Program



- Two 14 story residential towers
- One 8 story residential tower along Florence Street
- One two story retail building along Route 9
- 1,200 space parking garage
- Approximately 770,000 SF of retail, residential and restaurant

Proposed Site Plan



Proposed Development Program

Use	Size
Retail/Restaurant	105,000 SF
Grocery	50,000 SF
Health Club	30,000 SF
Medical Office	60,000 SF
<u>Total</u>	<u>245,000</u> SF
Residential	90 Units

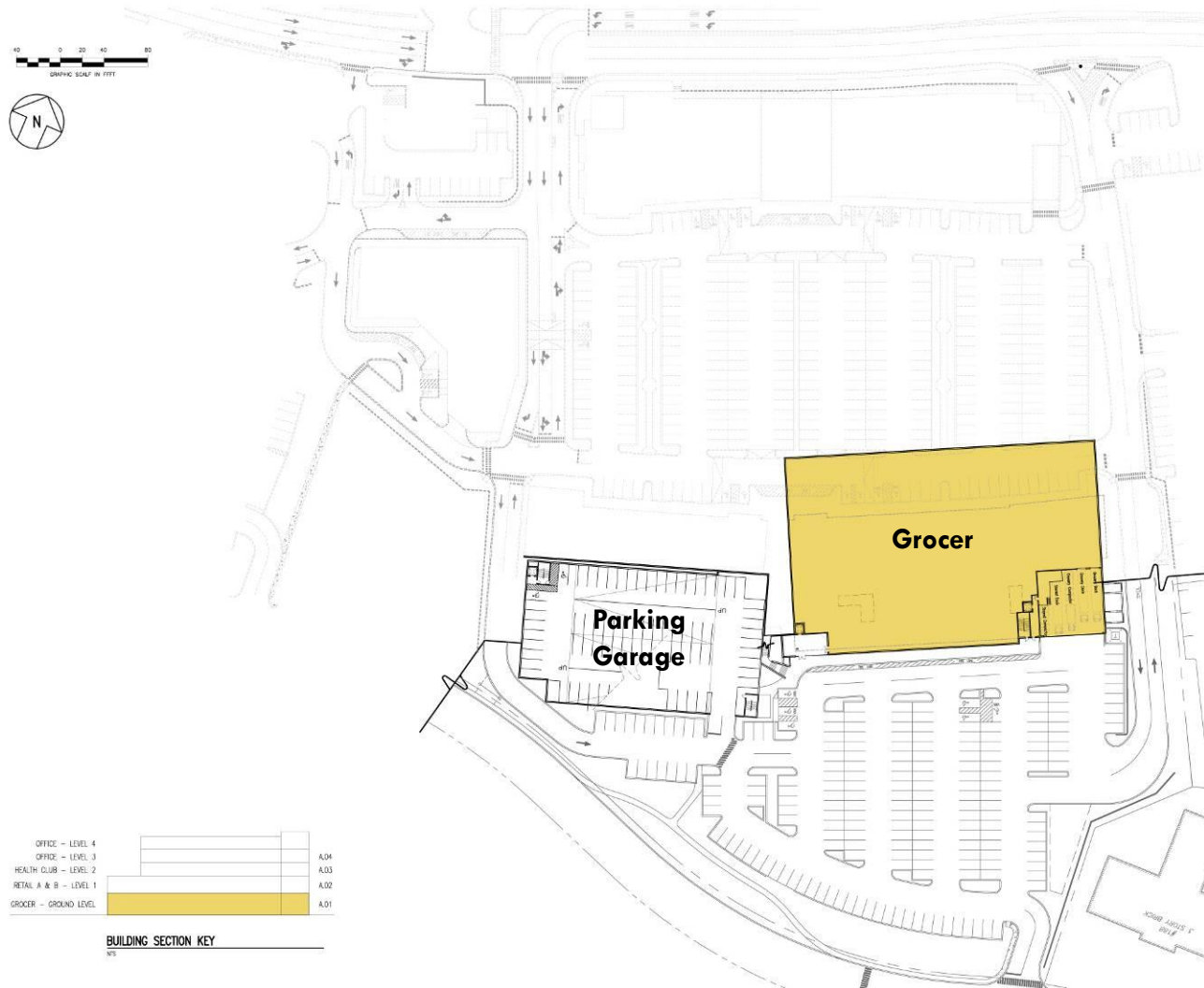
➤ Program Benefits

- Substantial reduction in overall density of the Project
- Tallest building oriented towards Route 9
- Grocery component retained
- Health club and medical office to enhance mix of uses
- Residential height reduced (14 stories to 8 stories)
- Substantial open space and gathering places provided in the B-4 Zone (0% required)

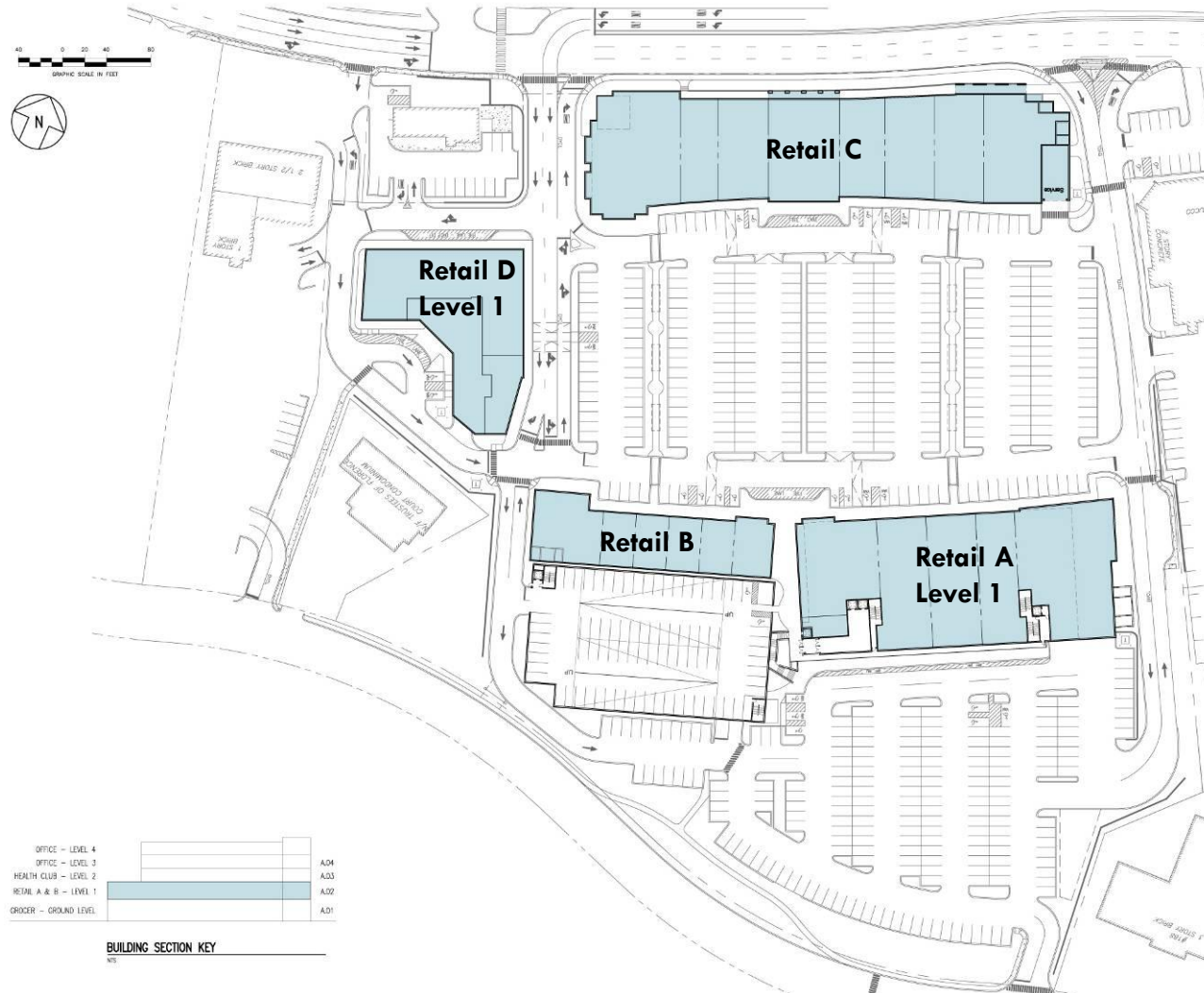
Site Plan



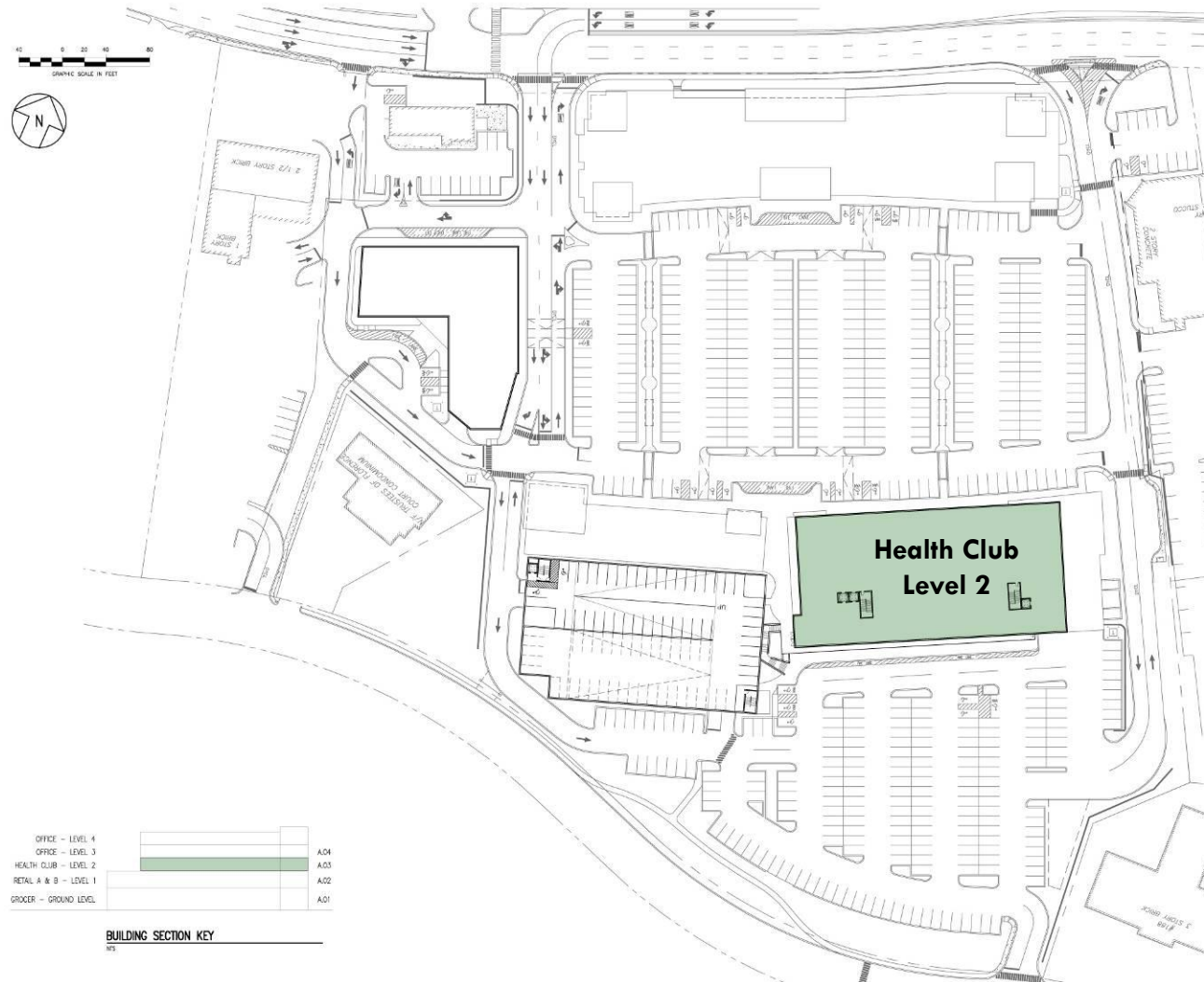
Grocery Store



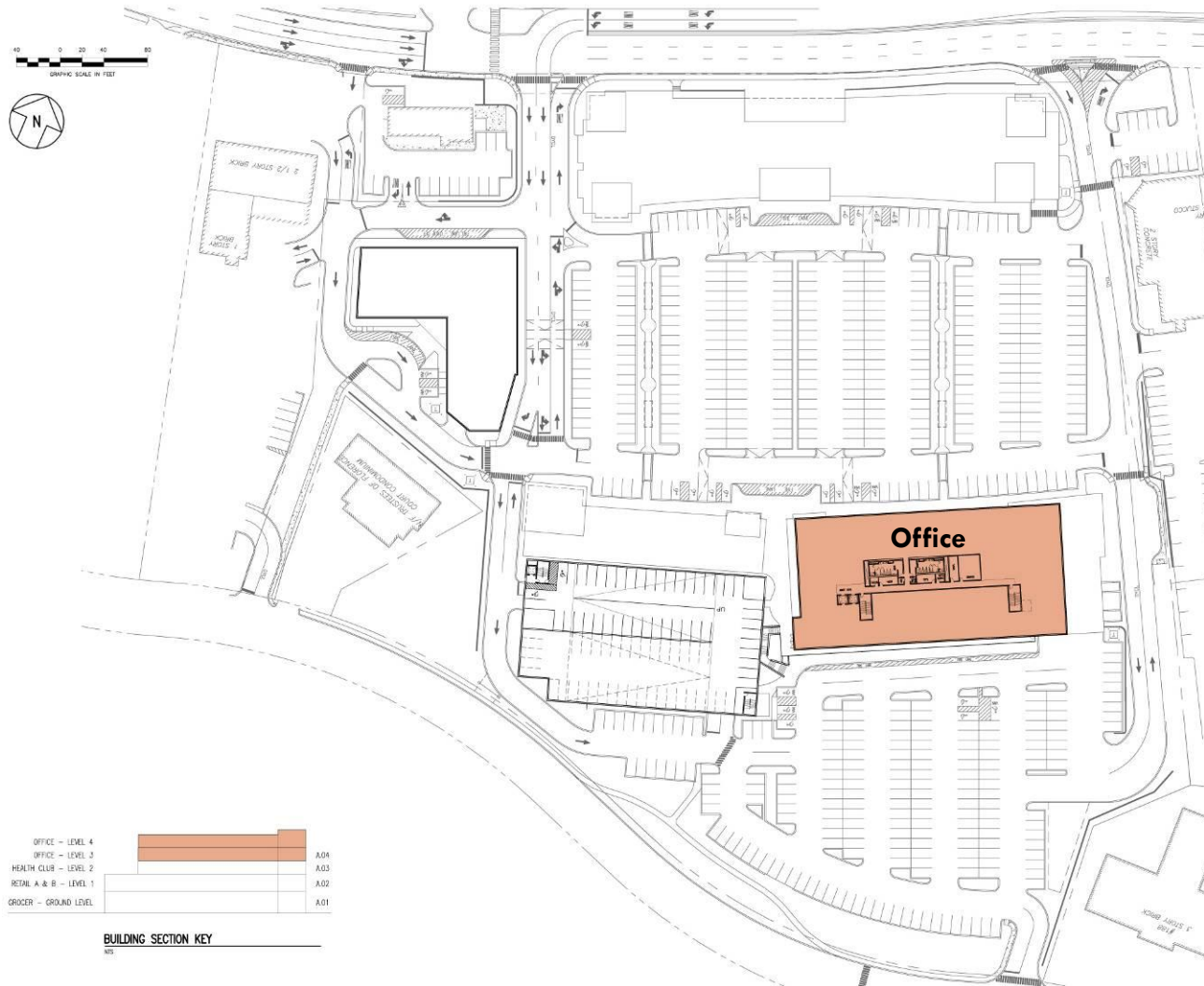
Retail



Health Club



Medical Office



Site Plan – Route 9



Route 9 Aerial View



Site Plan – Gathering Areas



Retail A & B Passageway



Aerial View of Way Between A & B



Site Plan – Landscape Area



Seating Area



Site Plan – Florence Street



Originally Proposed Walkway on Florence Street



Originally Proposed Florence Street Rendering



Existing Florence Street View



Existing Florence Street View



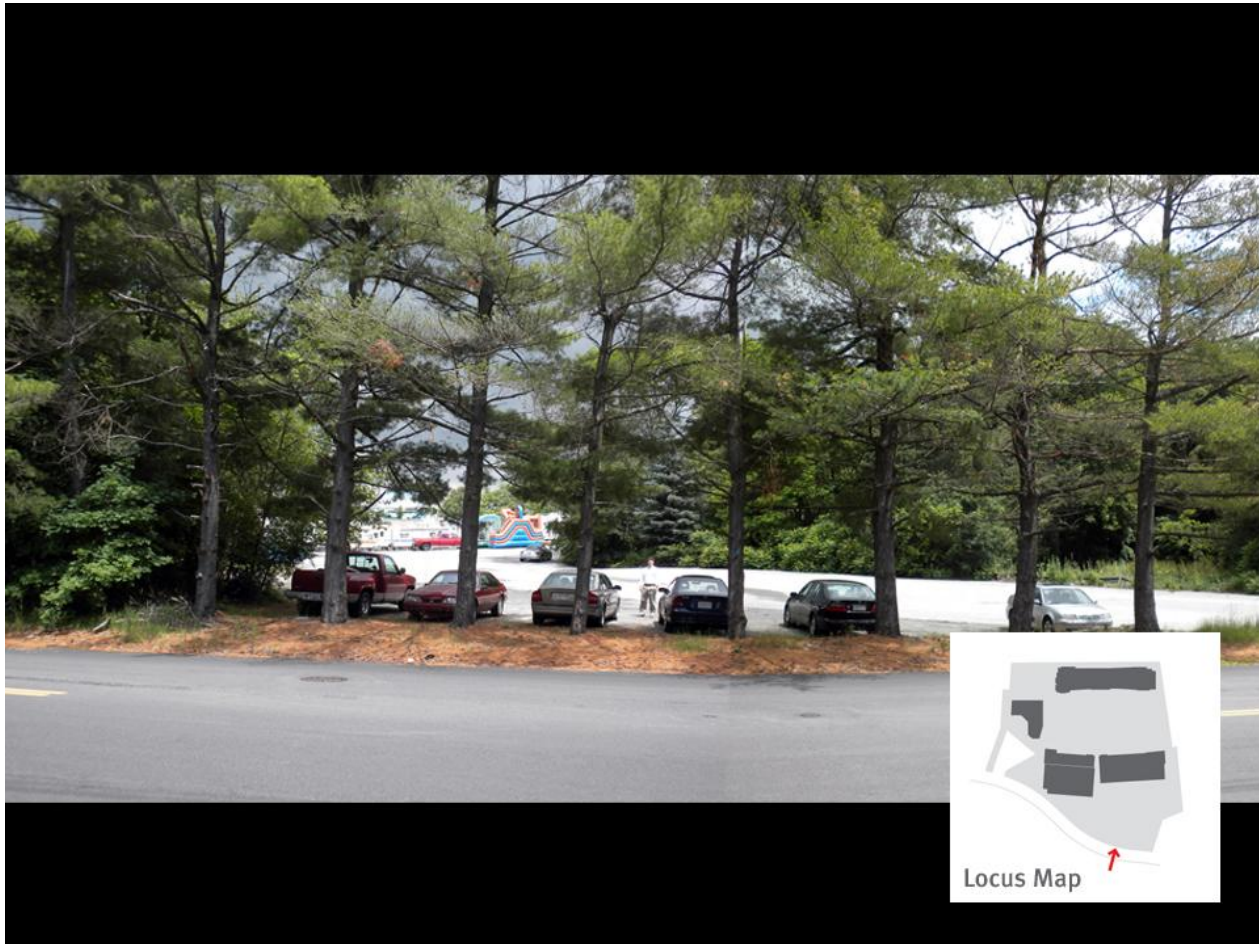
Proposed Florence Street View



Existing Florence Street View



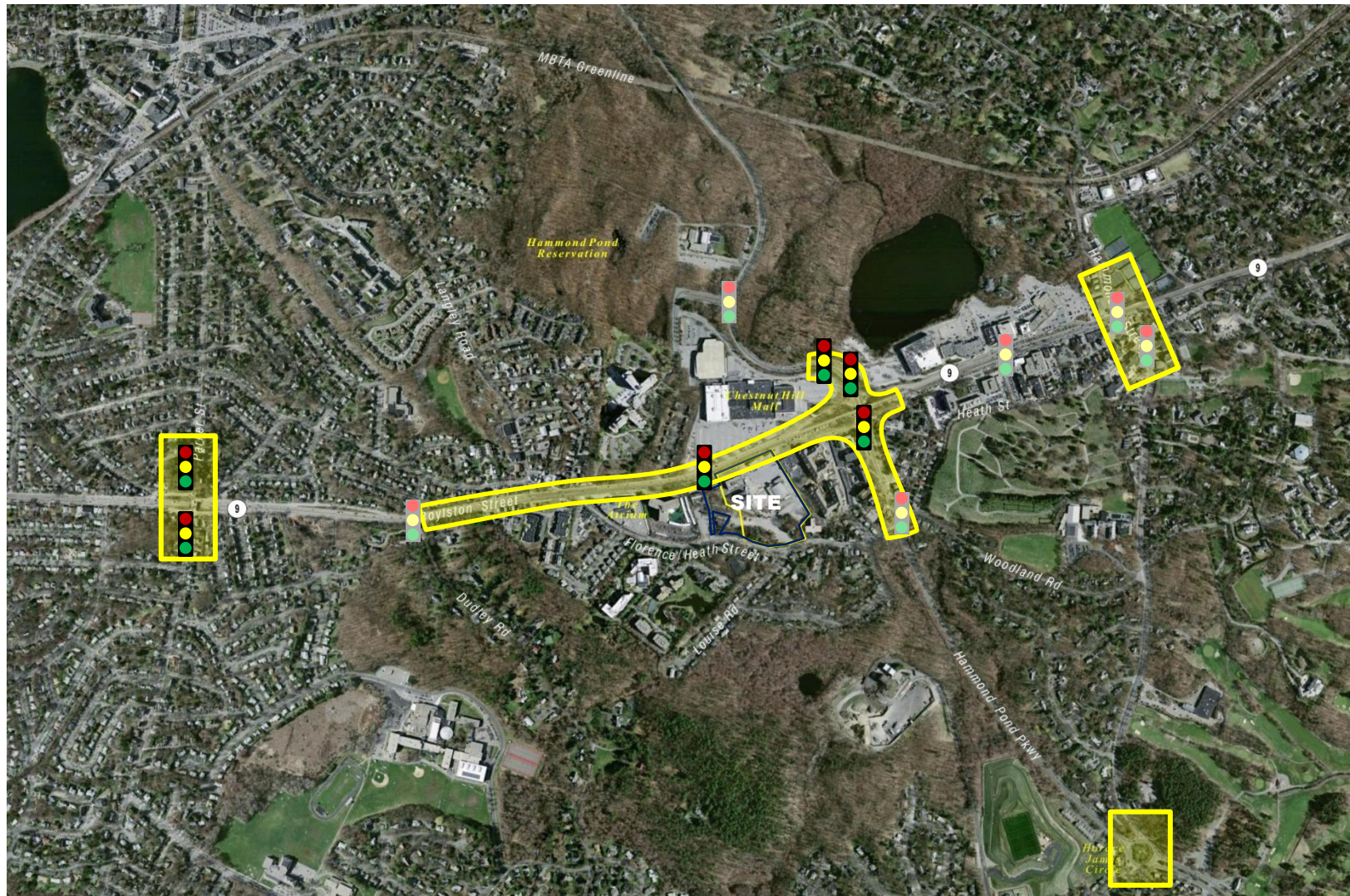
Existing Florence Street View



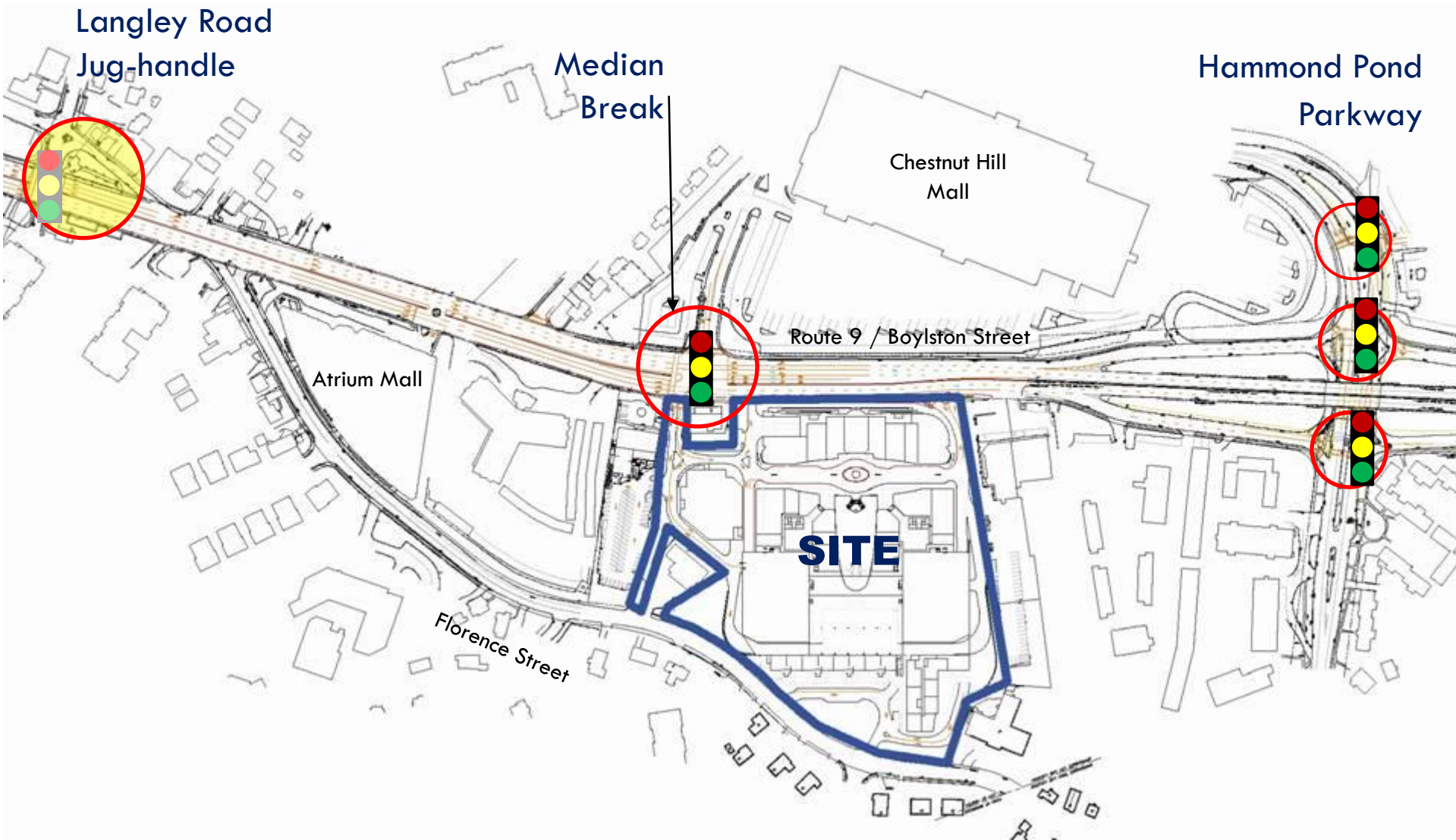
Proposed Florence Street View



Planned Traffic Improvements (as approved by MassDOT/MEPA)



Primary Traffic Improvements



Existing Langley Road Jug-Handle



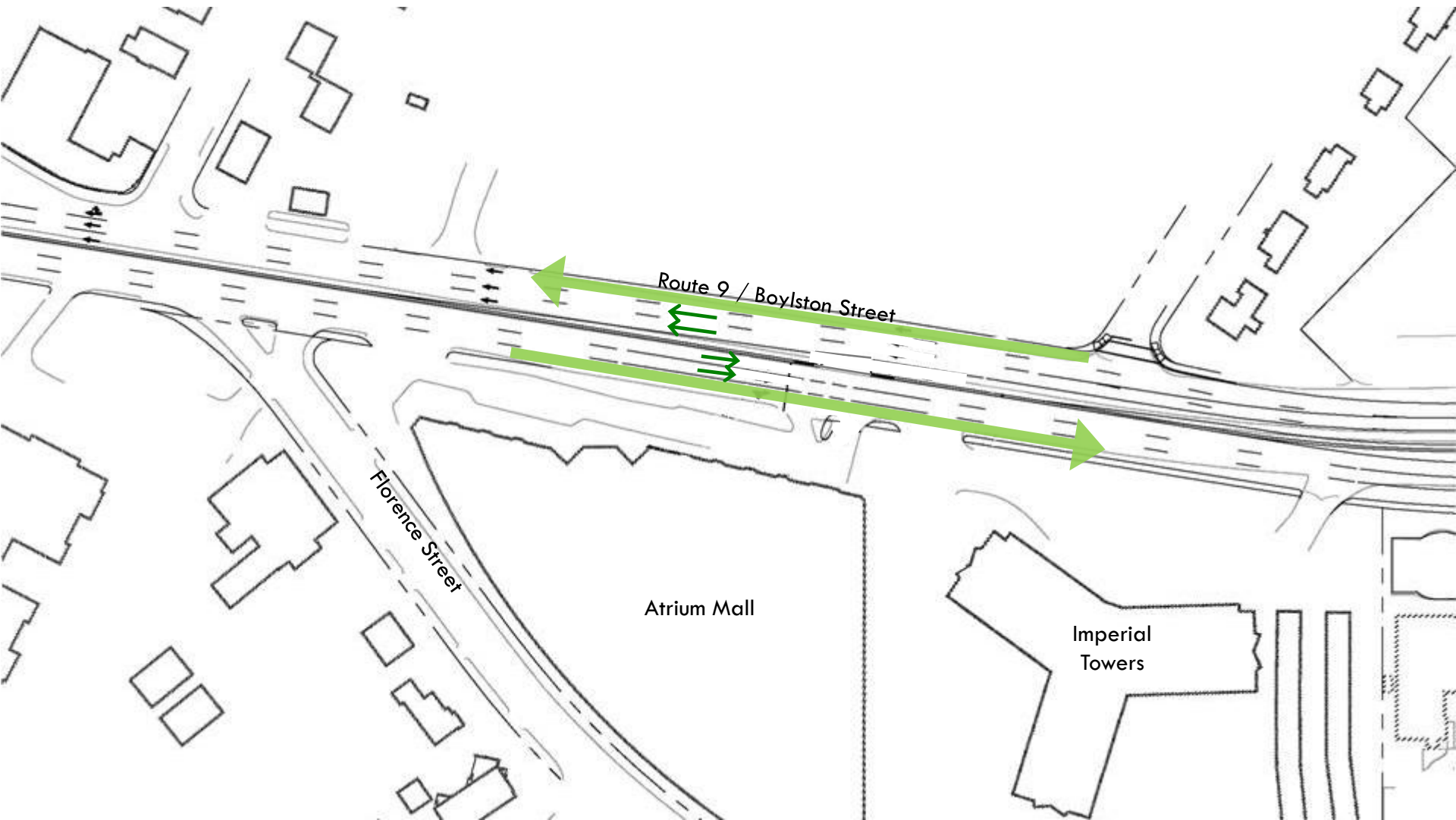
Proposed Langley Jug-Handle Improvements



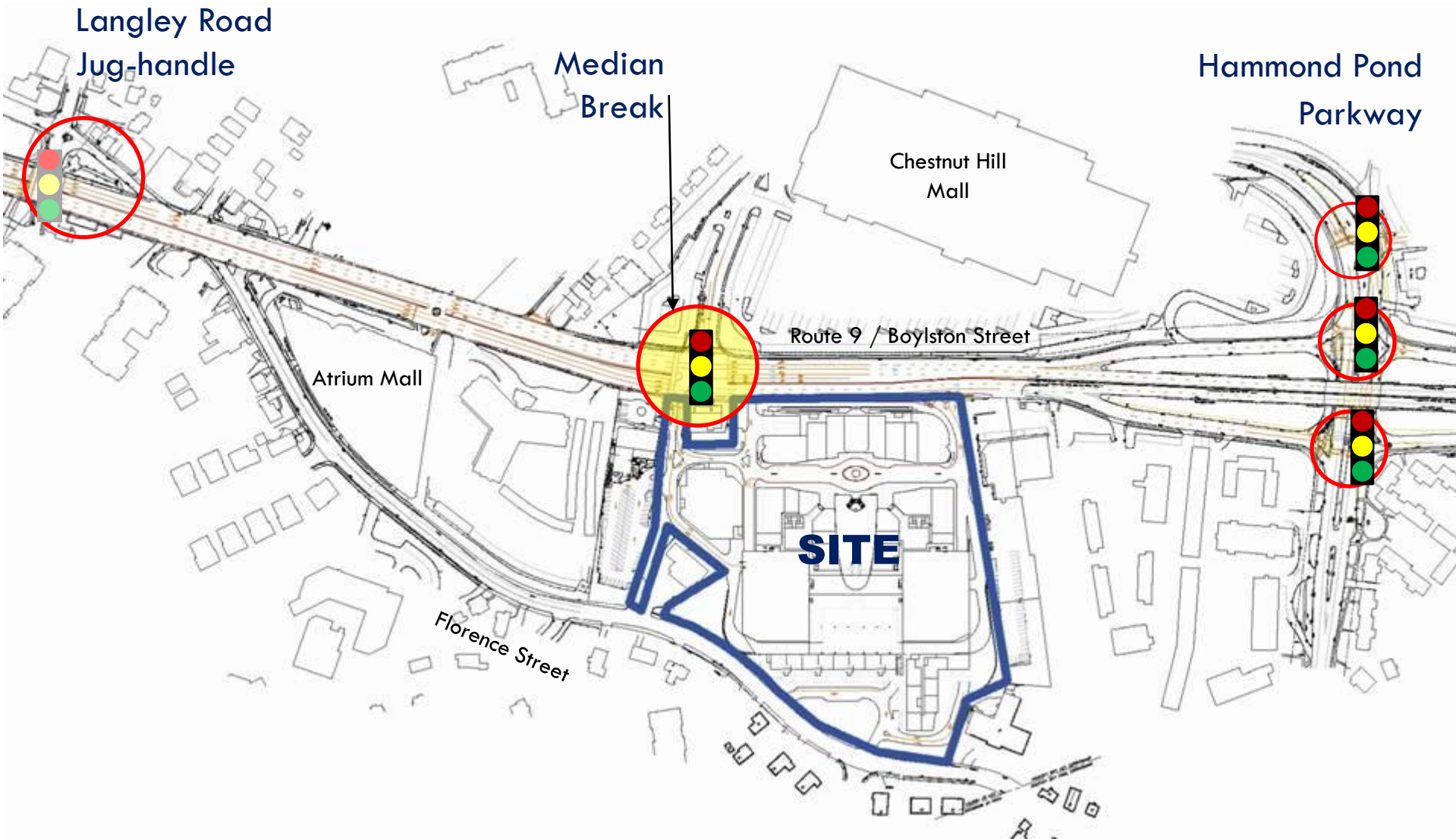
Existing Conditions Atrium Mall



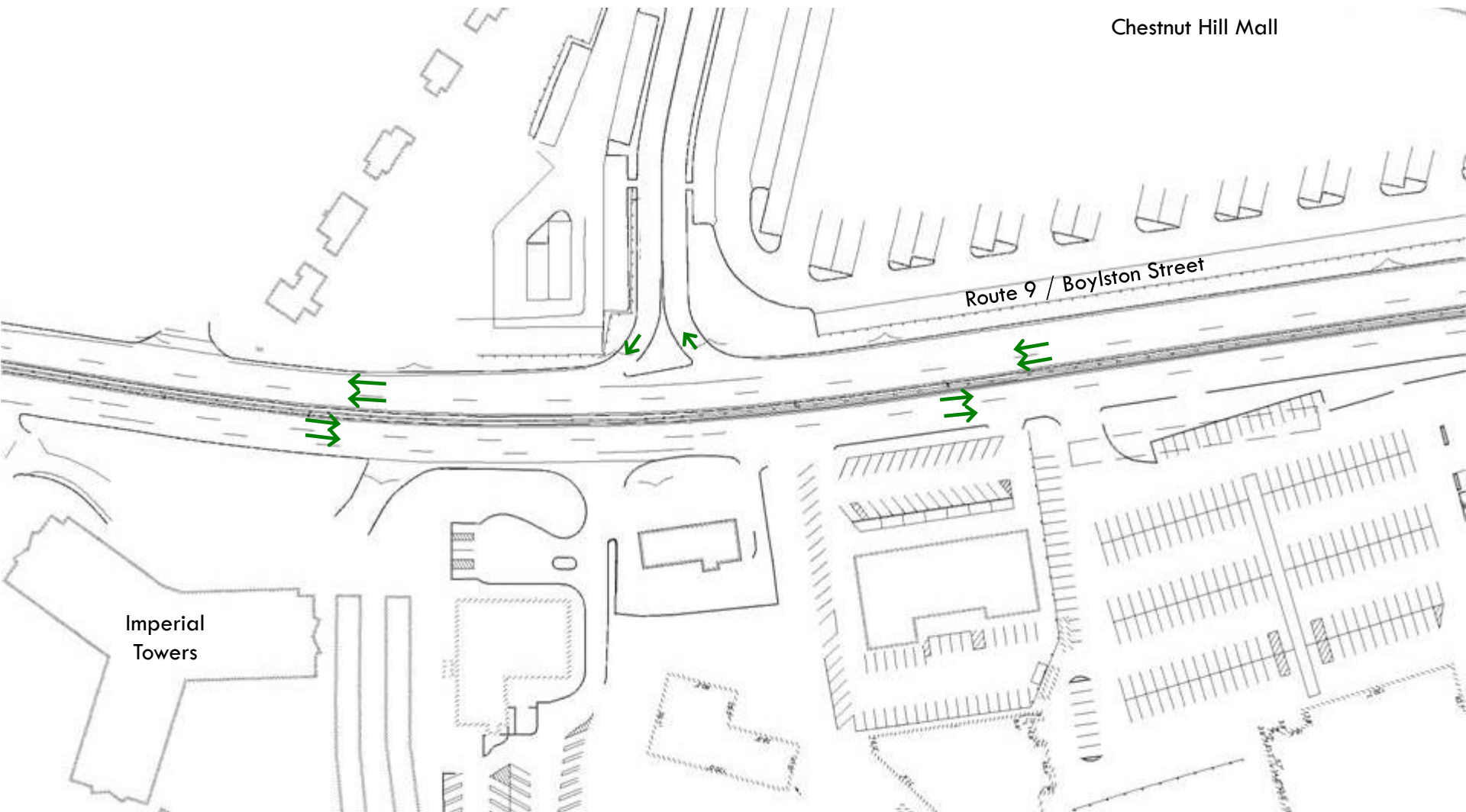
Proposed Conditions Atrium Mall



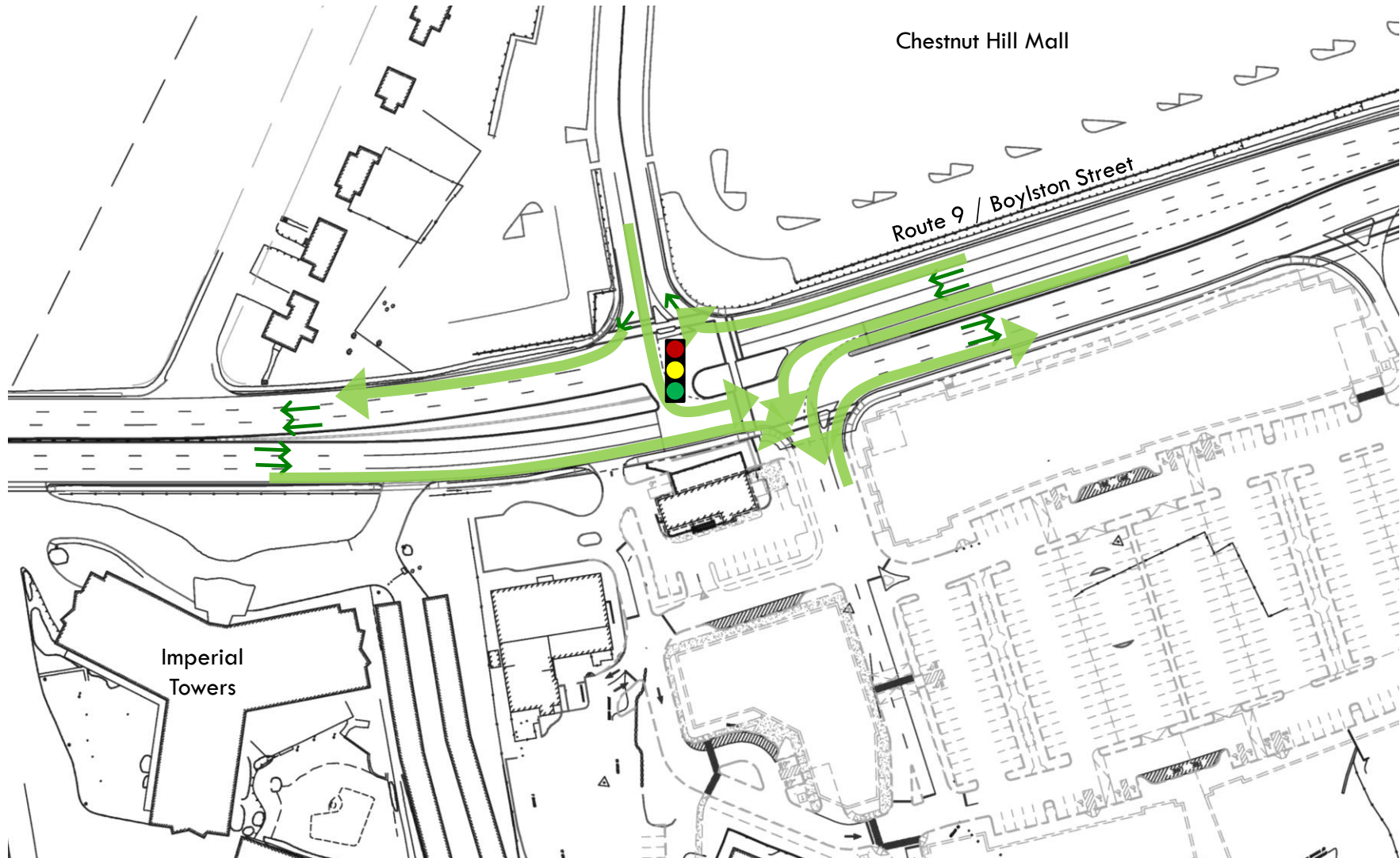
Median Break



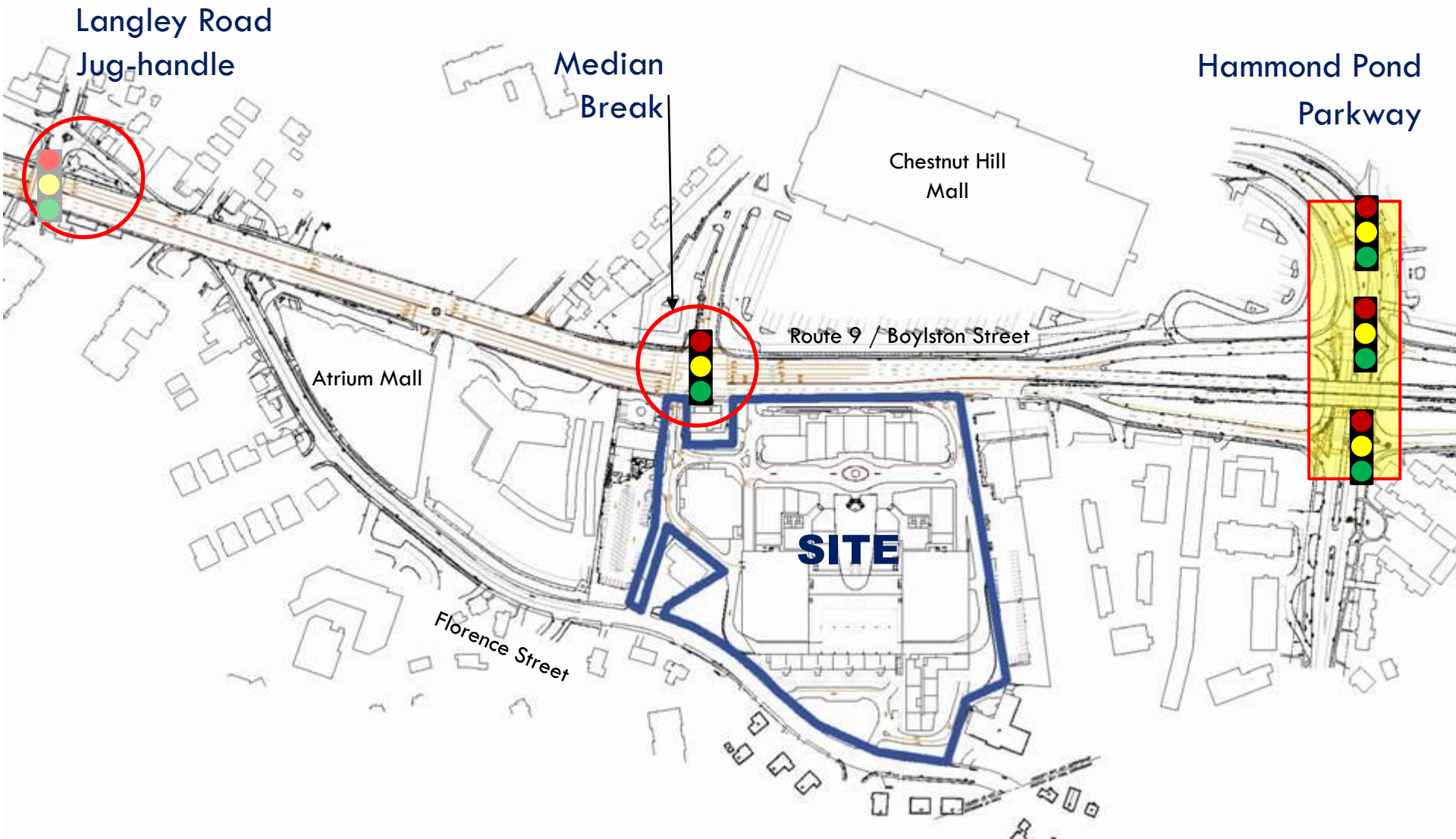
Existing Conditions Route 9 Median Break



Proposed Conditions Route 9 Median Break

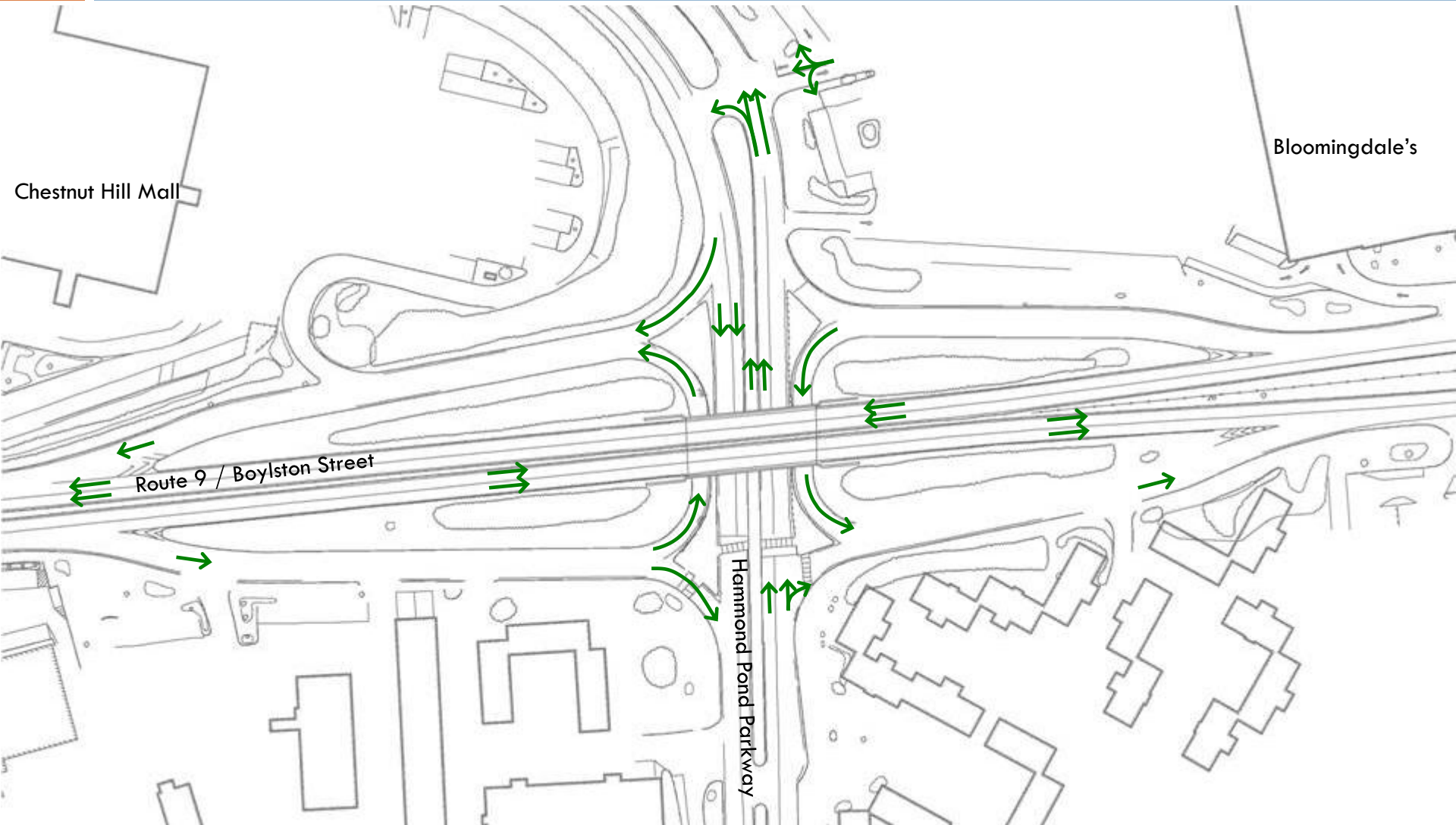


Hammond Pond Parkway

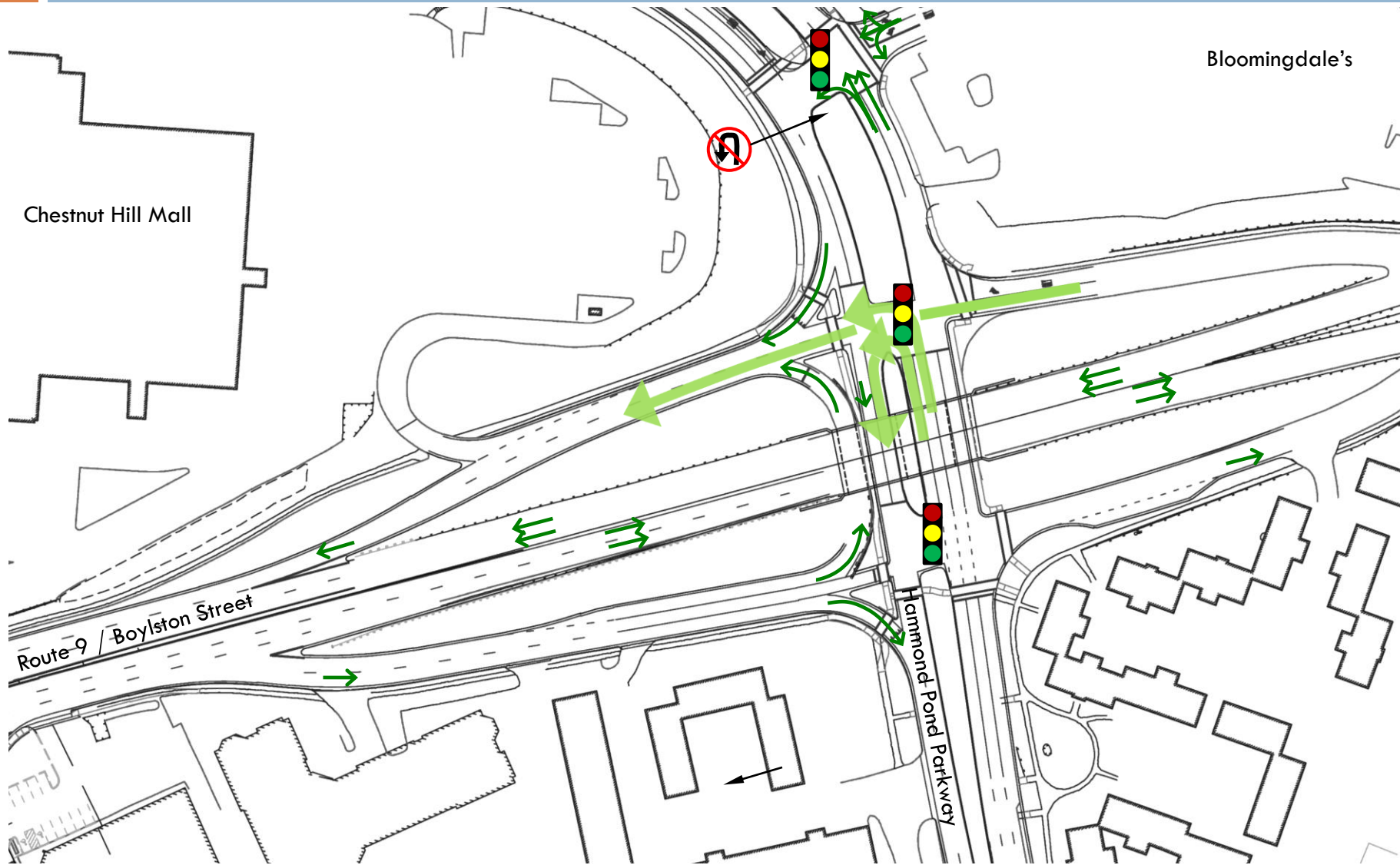


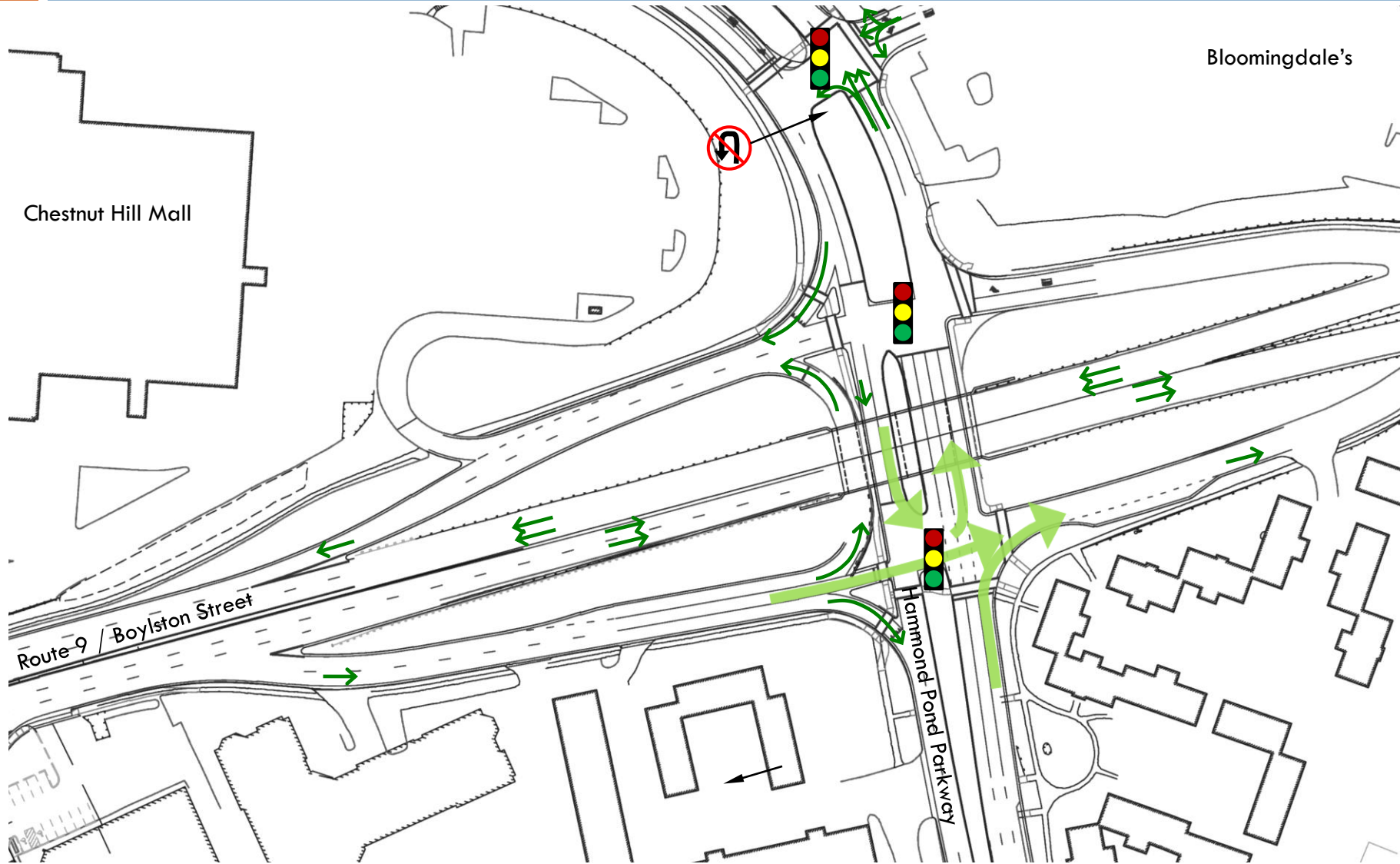
Existing Conditions

Hammond Pond Parkway

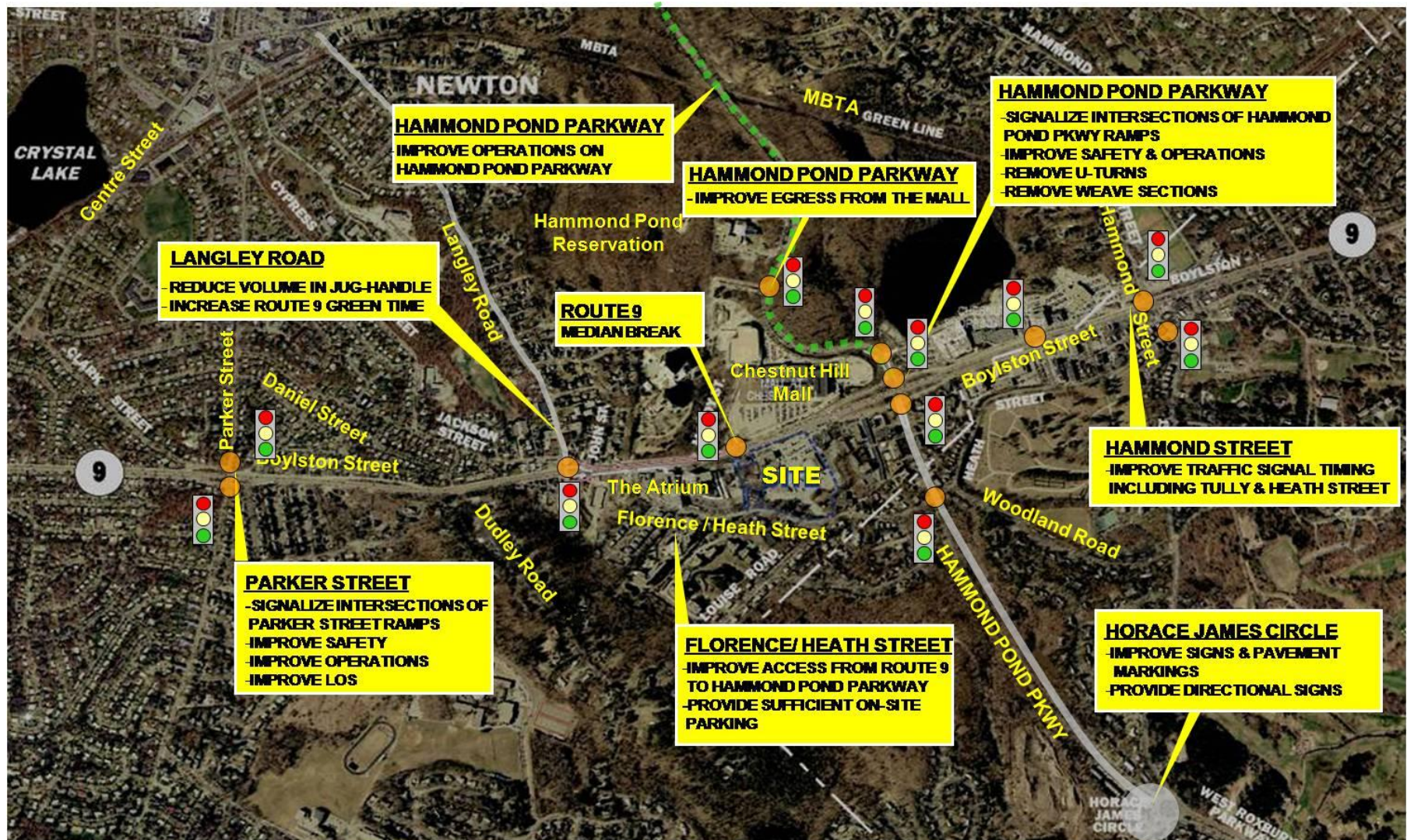


Proposed West Bound Hammond Pond Parkway Improvements





Planned Traffic Improvements



Transportation Benefits

- Route 9 travel time reductions of 60 to 90 seconds
- Dramatically improve Langley Road Jug-handle operations
- Improve egress from The Mall at Chestnut Hill
- Reduce cut-through traffic on Hammond St. and Florence St. by decreasing travel times along Route 9 and Hammond Pond Parkway
- Pedestrian improvements along Route 9, Florence Street, and Hammond Pond Parkway
- Safety improvements at the Parker Street and Hammond Pond Parkway interchanges and at Horace James Circle

City Benefits

- New 12-Inch Interconnected Water Main to Improve Water Pressure
- Eliminate degraded/blighted site
- Upgrade a site engineered in the 1950's to meet current standards for Storm Water Management
- On-Site Affordable Housing (15% = 14 Units)
- \$15 Million in Transportation and Utility Improvements
- Install OPTICOM System on Fire Trucks and Ambulances to allow for an override of new traffic lights
- Build a new route 60 bus stop on our project
- Project will create approximately \$1.4 M in annual commercial real estate taxes

Next Steps

- Continue community dialogue
- File special permit application
- Participate in public hearings and working sessions

Questions

